



***BRIGHTON AT HERITAGE LAKE
 QUALITY CHECKLIST***

At Standard Pacific Homes, we take great pride in the quality of homes we build. Brighton at Heritage Lake has many generous features of outstanding quality, which are included in the price of your home. Our generous features are listed below. We encourage you to use this Quality Checklist to compare the quality of Brighton at Heritage Lake with that of other developments you are considering.

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FINISH CARPENTRY AND STAIRWAY

Elegant enameled wood window sills throughout (except high windows)	✓			
Enameled wood caps on all low walls	✓			
Magnificent staircase with custom-crafted maple handrail; oversized, enameled white spindles; and enameled kickboards	✓			
Oversized, enameled wood baseboards and door casings	✓			

CABINETRY

Impressive soft maple cabinetry with raised-panel doors, concealed hinges, fixed and adjustable shelving, laminated interiors and smooth glide drawers throughout (except laundry)	✓			
Laundry room cabinetry with built-in white enameled cabinets with concealed hinges and cultured marble countertop. Includes laundry room sink with Price Pfister chrome faucet and separate side spray.	✓			
Built-in desk in nook (residence 1)	✓			
Tech loft (residence 4)	✓			
Generous built-in linen cabinetry	✓			

FIREPLACE

Large fireplace in family room with gas stub	✓			
Enameled wood fireplace mantel (by elevation)	✓			
Precast, stone or brick fireplace hearth and face depending on exterior elevation	✓			

KITCHEN

Whirlpool appliance package, in choice of white or black, including: <ul style="list-style-type: none"> • 36" glass cooktop with five sealed burners and continuous cast iron grates • 30" microwave/hood combination • 30" built-in self-cleaning double ovens with AccuBake® Heat Distribution System • Five-cycle dishwasher 	✓			
White 6"x6" ceramic tile kitchen countertops with full backsplash throughout	✓			
Pull-out recycle bin with container	✓			
Walk-in pantry (residence 3)	✓			
Oversized smooth glide cookware drawers beneath cooktop	✓			
Food preparation island with additional storage	✓			

Heavy-duty garbage disposal	✓			
Cast iron two-compartment sink	✓			
Price Pfister faucet with pull-out spray	✓			
Recessed fluorescent lighting in ceiling and undercabinet fluorescent lighting	✓			
Drywalled soffits at kitchen cabinets for custom appearance	✓			
Family-sized breakfast nook	✓			

BATHROOMS

White 6"x6" ceramic tile at adult-height pullman, surrounds at tub and shower, including tiled shower floor and tiled shower seat at master	✓			
Frameless shower enclosures with 1/4" clear glass at all master	✓			
Walk-in two-sided mirrored wardrobe doors at master	✓			
Separate oversized tub with and oversized shower at master	✓			
Vanity at master (residences 1 & 2)	✓			
Private water closet at master	✓			
Large walk-in closets with double shelf and pole at select locations at master	✓			
Frameless beveled mirror medicine cabinets at master	✓			
Anti-scalding shower valve at all baths	✓			
White 6"x6" ceramic tile countertops in all baths	✓			
Upgraded bathroom fixtures	✓			
Decorative widespread Price Pfister faucets at all baths	✓			
Elongated toilets in all baths	✓			
Downstairs powder or guest bath with adult-height pullman cabinet	✓			

DOORS AND WINDOWS

ThermaTru 8' high raised-panel entry door in insulated fiberglass	✓			
Classic entry door hardware with oil-rubbed bronze finish on exterior	✓			
Raised-panel interior doors and wardrobe doors at secondary bedrooms	✓			
Satin nickel interior door hardware with matching hinges	✓			
Energy-efficient, "low E", dual-paned thermal glass windows with white vinyl frames	✓			
Insulated sectional roll-up garage door with raised panels & windows	✓			
Automatic door opener with two transmitters at double door	✓			

ELECTRICAL AND COMMUNICATIONS

Centered, ceiling-mounted light fixtures in all bedrooms with multiple light switches for future homeowner-installed ceiling fan	✓			
Pre-wire for future ceiling fan in family room	✓			
White rocker-style electrical switches throughout with dimmer switch in all bedrooms	✓			
Structured wiring with all data and information cables home run to central panel	✓			
High-speed Category 5 data telephone wire (outlet locations vary per plan)	✓			
RG-6 coaxial television cable (outlet locations vary per plan)	✓			
Standard data port at desk (residences 1 & 4) and media niches	✓			
Recessed lighting at select locations	✓			

OTHER INTERIOR FEATURES

9' ceilings throughout	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceramic tile flooring at formal entry, kitchen and nook; vinyl flooring throughout all baths and laundry area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spacious and functional secondary bedrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central air conditioning and heating system with programmable, digital night setback thermostats, deluxe air registers and dual-zone system in all residences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
75-gallon energy-efficient water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Engineered floor joists to minimize floor squeaks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fully insulated exterior walls and exterior ceilings at living areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas stub for clothes dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LEAK PROTECTION

Metal drip edges on roof	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Double felt underlayment beneath entire roof tile for maximum leak protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sheet metal at exterior penetrations for improved leak protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Double wrapped paper under stucco exterior for maximum leak protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exclusive use of furring nails for superior stucco application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXTERIOR FEATURES

Front porch on all residences (size and layout vary by elevation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Distinctive architectural styles with authentic exterior detailing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single-sided split-face block return walls with precision cap; wood fencing at side and rear yard with wood walk gate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Prepped for "Tubes in the Walls®" Pest Defense System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Customized exterior color schemes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brick, stone or wrought iron accents per elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finished drywall garage interiors with convenient electrical outlets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Concrete driveway sleeved for additional irrigation or future low-voltage lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front yard landscaping with irrigation on automatic timer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas stub for future backyard barbecue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carriage light fixtures per elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Weatherproof electrical outlets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy-efficient and fire retardant concrete roof tile	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Standard features subject to change. 4/12/08